



## TOWN OF LEDYARD

### Department of Land Use and Planning

*Elizabeth J. Burdick, Director*

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#### MEMORANDUM FOR THE RECORD

#### APPLICATION PZ#27-7SUP

#### REGULAR MEETING – THURSDAY, NOVEMBER 13, 2025

Prepared by *Liz Burdick*, Director of Land Use & Planning on 11/13/25

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**Property Address(es):** 750 (aka "748") Colonel Ledyard Highway, (Map ID: 67-530-750), Ledyard, CT

**Application:** **PZ#25-7SUP** – Special Use Permit/Site Plan Approval Application

**Applicant(s):** Ryan's Reliable Services LLC

**Applicant Address(es):** 748 Colonel Ledyard Highway, Ledyard, CT 06339

**Property Owner(s):** Dominick Ceravolo

**Owner Address(es):** 1348 Baldwin Hill Road, Ledyard, CT 06339

**Attorney:** N/A.

**Land Surveyor:** Peter Gardner, L.S., Dieter & Gardner

**Engineer:** N/A.

**Lot Size:** .96-acres (41,787SF) per site plan & .46-acres (Single Fam) per Ledyard Assessor records.

**Lot Frontage:** 281.67+/- on State Road Colonel Ledyard Highway (CT Rte. 117), per assessor record.

**Zoning District:** Ledyard Center Development District (LCDD).

**Wetlands/Watercourses:** No.

**Flood Hazard Zone:** No.

**CAM Zone:** No.

**Utilities:** Public Water & individual on-site septic system.

**Public Water Supply Watershed:** Yes per plan note #5. Referral was made to the City of Groton and to the CT Dept. of Public Health on 8/23/25 and received by both parties as evidenced by return receipts. No comments from either have been returned to date.

**Proposed Public Improvements:** Proposed concrete walks. STCT approval required. Note that the Town is in the process of constructing sidewalks along the frontage of the property and is currently working with the State for approval of the plan. The Public Works Director stated the Town would install the sidewalk at its own expense as part of its own project.

**Legal:** (Submitted to the Land Use Dept. on 9/16/25, Official Date of Receipt 10/09/25, PH scheduled for 10/09/25, PH must close by 11/12/25, PH Continued to 11/13/25 with 1-day extension of time granted, PH must close by 11/13/25. DRD 65 days from close of PH).

**Notice of Public Hearing:** A Notice of Public Hearing was advertised in the Day Legals on 9/26/25 and 10/3/25 and forwarded to the applicant for the required Notice to Abutters.

**Notice to Abutters:** Notice to abutters of the public hearing was sent via certificates of mailing on 9/24/25 in compliance with ZR Sections 11.3.3.C.2 and 11.6.7 at least 15 days prior to the public hearing.

**EXISTING CONDITIONS:** Existing commercial building for auto repairs.

**PROPOSAL:** Landscape Business per EX#13: Full Service Landscape Company that offers a range of services, inc. yard cleanup, lawn mowing & leaf removal and small landscape equipment rentals. The Applicant is proposing minimal site improvements to the existing commercial site.

**TOWN ENGINEER:** Referred on 7/22/25, No comments received.

**ZONING OFFICIAL:** Ongoing Enforcement Action RESOLVED.

**FIRE MARSHAL:** Referred on 7/22/25, No comments received.

**BUILDING DEPT.:** Referred on 7/22/25, No comments received.

**LLHD:** Referred on 7/22/25, LLHD states "if the building is connected to public water or existing well, then a change of use B100A review is required." During the week of 9/29/25, the building was connected to the existing well without the benefit of the required B100a review/approval. A B100A application was submitted to LLHD on 10/29/25 for the well reconnection that was completed. Final approval pending. LLHD advised me via email that a "bathroom" is not required for this use.

**STCT DPH:** Yes, per plan note #5. Referral was made to the CT Dept. of Public Health on 8/23/25 and received by same as evidenced by return receipts. No comments have been returned to date.

**GROTON UTILITIES:** Yes, per plan note #5. Referral was made to the City of Groton and received by same as evidenced by return receipts. No comments have been returned to date.

**WPCA:** Referred on 7/22/25. No return comments have been received.

**SCWA:** N/A.

**IWWC:** N/A.

**BOND:** N/A.

**LAND USE DIRECTOR COMMENTS:** Please be advised of the following comments with regard to my review of the application, supporting documents and a plan entitled "Plan Prepared for Ryan's Reliable Services, LLC, Property of Dominick Ceravolo, 750 Colonel Ledyard Highway, A.K.A. CT Route 17, Ledyard, CT, Prepared by Dieter & Gardner, Dated July 2025, Revised to September 9, 2025, Revised to November 12, 2025 ":

**OUTSTANDING FROM MY MEMOS DATED 10/2 & 11/3/25:**

1. Note that the Applicant, on 11/12/25, submitted a revised site plan and addressed ZR Sections 8.10.A-F (Commercial Services), 9.93.A-F (Development District Design Objectives), and 9.7.A-C (Outdoor Storage) in writing as requested.

Outstanding: 1. ZR Sec 9.C (Performance Standards) - the Applicant did not address this section writing as requested; and ZR Sec 11.3.4 (Special Permit Criteria) - the applicant did not address this section in writing as requested. The Applicant may & should address the Commission on these Sections at the public hearing.

2. Applicant will install a 6-foot high, decorative white vinyl fence between the Landscape business and the Dime Bank property. A detail shall be added to the final plan set. Condition of any favorable approval.

3. DOT approval is required for the bituminous curbed asphalt island, bituminous curbing and sidewalks that are to be completed by the Town of Ledyard as part of an ongoing sidewalk extension project. Condition of any favorable approval.

4. Proposed pavement markings, Entrance, Exit, Do Not Enter and Stop signs to be installed by the applicant require a State of CT DOT encroachment permit as they are located in the Town Right of Way. Applicant shall submit the required application to DOT for review/approval prior to issuance of a CZC for CO. Condition of any favorable approval.
5. Applicant reconnected a water line the week of 9/29/25 without the benefit of a B100a Change of use review & approval by LLHD. Applicant shall submit said B100a application to LLHD prior to the issuance of a CZC for CO. A B100a application was submitted to LLHD for review & approval. Final approval pending. It should be noted that I was advised by Odalys Reyes-Morales that a bathroom is not required for the proposed use of the property. Condition of any favorable approval.
6. Application has revised the site plan to show the metes and bounds for the proposed landscaping company and will plant trees for screening. Final plan shall be revised to show detail for trees as approved by the Director of Land Use & Planning. Condition of any favorable approval.
7. Applicant states the storage area will be screened with a solid fence. The site plan has been revised to show fence location. A detail shall be shown on the final plan. Condition of any favorable approval.
8. Applicant states the building will be improved and the broken windows replaced. Condition of any favorable approval.
9. Applicant states a separate application will be submitted to the ZO for any future signage. Condition of any favorable approval.
10. ZR Sec 9.3 (Landscape Standards and Requirements). No required landscaping is proposed as part of this application. The plan shall be revised to show landscaping. The Applicant does not address 9.3.C (Perimeter Landscape Area Requirements).
11. The applicant proposes that the existing building lighting to be replaced with "down facing LED" lighting. No additional lighting is proposed as part of this application. Any future lighting requires review and approval by the Town staff and/or the Planning & Zoning Commission. Condition of any favorable approval.

**Staff Recommendation:** Reserved until after the public hearing is closed.

Please contact me at the Planning Dept. at Town Hall at (860) 464-3215 with any questions.  
Thank you.